

STAFF REVIEW AGENDA

01/05/2006
FINAL

Zoning

- 1 C05-125 Work Code: Privately Initiated MANAGER: Reena Mathew
APN: **49104046** TECH: Helen Maddox ENGINEER: N/A
Historic: No Impervious Surface: Owner: EASTRIDGE SHOPPING CENTER LLC
RDA area: No Planned Community: No
District: 8 Zone: A GP: IP
Address: 0 LAND ONLY SNI area: No Historic Dist: NO
Gross acres: 6.6 Previous files: **GP05-08-02**
southwest corner of Capitol Expressway and Tully Road
Conforming Rezoning from A Agriculture Zoning District to IP Industrial Park and CG Commercial General Zoning Districts to allow industrial and commercial uses on a 6.6 gross acre site
- 2 C05-126 Work Code: Privately Initiated MANAGER: Lee Butler
APN: **25928005** TECH: Helen Maddox ENGINEER: N/A
Historic: Yes, No Impervious Surface: Owner: HUDSON DANIEL E ET AL
RDA area: Julian Stockton Planned Community: No
District: 3 Zone: HI GP: CIC
Address: 0 (LAND ONLY.) SNI area: No Historic Dist: NO
Gross acres: 1.73 Previous files:
east side of Stockton Avenue, approximately 300 feet northerly of West Santa Clara Street
Conforming Rezoning from HI Heavy Industrial Zoning District to DC Downtown Commercial Zoning District to allow high-rise residential uses on a 1.73 gross acre site
- 3 PDC05-122 Work Code: Privately Initiated MANAGER: Edward Schreiner
APN: **43908014** TECH: Roland White ENGINEER: N/A
Historic: No Impervious Surface: Owner: Willow Village Square, LLC Paul Majoulet
RDA area: No Planned Community: No
District: 6 Zone: R-M GP: MHDR (12-25)
Address: 2102 RADIO AV SNI area: No Historic Dist: NO
Gross acres: 0.71 Previous files: **PRE05-223 PRE05-128**
East side of Radio Avenue, approximately 250 feet south of Malone Road
Planned Development Rezoning Permit from the R-M Residential Zoning District to the A(PD) Residential Zoning District to allow 16 single-family detached residences on a 0.71 gross acre site
- 4 PDC05-123 Work Code: Privately Initiated MANAGER: Lee Butler
APN: **24901052** TECH: Warren Winkler ENGINEER: N/A
Historic: No Impervious Surface: Owner: LINDSTROM CARY O
RDA area: No Planned Community: No
District: 3 Zone: R-M GP: MDR (8-16)
Address: 65 E TAYLOR ST SNI area: No Historic Dist: NO
Gross acres: 0.13 Previous files: **PRE04-482**
North side of East Taylor Street approximately 110 feet East of Second Street
code case - Planned Development Rezoning from R-M Multi-Family Residential District to the A(PD) Planned Development Zoning District to legalize law office uses on a 0.13 gross acre site

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Zoning

- 5 PDC05-124 Work Code: Privately Initiated MANAGER: Jeff Roche
APN: **09707072** TECH: Warren Winkler ENGINEER: N/A
Historic: No Impervious Surface: Owner: CILKER WILLIAM H AND LEILA A TRUSTEE
RDA area: Rincon de los Esteros Planned Community: No
District: 4 Zone: IP GP: IP
Address: 166 BAYPOINTE PY SNI area: No Historic Dist: NO
Gross acres: 10.82 Previous files:
Southeast side of Baypointe Parkway between Zanker and Tasman
Planned Development Rezoning from Industrial Park (IP) District to A(PD) District to allow 636 attached residences and 12,000 square feet of commercial use on a 10.82 gross acre site

Planned Development

- 6 PD05-093 Work Code: MANAGER: Sanhita Mallick
APN: **01501035** TECH: Helen Maddox ENGINEER: Ryan Do
Historic: No Impervious Surface: Owner: GROSS ROBERT J AND SHELLY C
RDA area: No Planned Community: Alviso
District: 4 Zone: CP(PD) GP: MU
Address: 906 ELIZABETH ST SNI area: No Historic Dist: NO
Gross acres: 0.3 Previous files: **PRE05-145**
north side of Elizabeth Street, approximately 200 feet easterly of Hope Street
Planned Development Permit to construct one single-family detached residence on a 0.3 gross acre site
- 7 PD05-094 Work Code: None MANAGER: Edward Schreiner
APN: **45531023** TECH: Warren Winkler ENGINEER: N/A
Historic: No Impervious Surface: Owner: Olson 737 - San Jose 1, LLC
RDA area: No Planned Community: No
District: 6 Zone: A(PD) GP: HDR (25-50)
Address: 1992 ALMADEN RD SNI area: No Historic Dist: NO
Gross acres: 2.33 Previous files: **PT05-119 PDC05-012 PRE04-499**
east side of Almaden Road across from the intersection with Malone Road
Planned Development Permit to construct 56 single-family attached residences on a 2.33 gross-acre site
- 8 PD05-095 Work Code: MANAGER: Jeff Roche
APN: **67807029** TECH: Helen Maddox ENGINEER: N/A
Historic: No Impervious Surface: Owner: COYOTE CREEK BUSINESS PARK
RDA area: NO Planned Community: No
District: 2 Zone: A(PD) GP: IP
Address: 5815 SILVER CREEK VALLEY PL SNI area: No Historic Dist: NO
Gross acres: 9.89 Previous files: **PDC05-045**
southwest corner of Silver Creek Valley Road and Silver Creek Valley Place
Planned Development Permit to construct 177,600 square feet for health care facility and medical office uses on a 9.89 gross acre site

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Planned Development

- 9 PDA02-055-02 Work Code: MANAGER: Rich Buikema
APN: **42136009** TECH: Roland White ENGINEER: N/A
Historic: No Impervious Surface: Owner: GOOD SAMARITAN HOSP LP
RDA area: No Planned Community: No
District: 9 Zone: A(PD) GP: PQP
Address: 2425 SAMARITAN DR SNI area: No Historic Dist: NO
Gross acres: 20.77 Previous files: PRE05-449 AD05-375 AD04-1259 PRE04-457 PDA02
northwest corner of Samaritan Drive and Samaritan Place
Planned Development Permit Amendment to install a 1,600 square foot prefabricated building at an existing hospital site on a 20.77 gross acres site
- 10 PDA88-044-01 Work Code: MANAGER: Dave Tymn
APN: **46246019** TECH: Roland White ENGINEER: N/A
Historic: No Impervious Surface: Owner: FW CA SNELL & BRANHAM PLAZA LLC
RDA area: NO Planned Community: N/A
District: 10 Zone: R-1-8(PD) GP: NCC
Address: SNI area: No Historic Dist: NO
Gross acres: 0.37 Previous files:
north side of Branham Lane approximately 250 feet west of Snell Avenue
Planned Development Permit Amendment for major facade improvements to an existing fast food restaurant on a 0.37 gross acre site
- 11 PDA97-021-03 Work Code: None MANAGER: Reena Mathew
APN: **68062032** TECH: Derek Ng ENGINEER: N/A
Historic: No Impervious Surface: Owner: BITTEL DONALD A JR AND PHAM BUULINH
RDA area: No Planned Community: Silver Creek
District: 8 Zone: A(PD) GP: ER (1.0)
Address: 2169 WOOD HOLLOW CT SNI area: No Historic Dist: NO
Gross acres: 0.12 Previous files:
west side of Wood Hollow Court, approximately 100 feet southerly of Canyon Hills Lane
Planned Development Amendment Permit to construct a new poolhouse at an existing single- family residential site
- 12 PDA99-016-02 Work Code: None MANAGER: Reena Mathew
APN: **66007017** TECH: Justina Chang ENGINEER: N/A
Historic: No Impervious Surface: Owner: BONDUR THOMAS AND SUSAN
RDA area: No Planned Community: No
District: 8 Zone: A(PD) GP: VLDR (2.0)
Address: 2684 GAYLEY PL SNI area: No Historic Dist: NO
Gross acres: 0.41 Previous files:
east terminus of Gayley Place
Planned Development Amendment to construct one 6 feet high retaining wall on a 0.41 gross acre single-family detached residential lot

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Site Development

- 13 H05-058 Work Code: None MANAGER: Sanhita Mallick
APN: **09725079** TECH: Justina Chang ENGINEER: Mirabel Aguilar
Historic: No Impervious Surface: Owner: NEXUS EQUITY II LLC
RDA area: Rincon de los Esteros Planned Community: No
District: 4 Zone: IP GP: ICA
Address: 2300 ORCHARD PY SNI area: No Historic Dist: NO
Gross acres: 5.8 Previous files: CRL05-081 ST03-009
northeast corner of Orchard Parkway and Charcot Avenue
Site Development Permit to install a 3,000 gallons LN2 tank at an existing industrial facility on a 5.8 gross acres site
- 14 H05-059 Work Code: None MANAGER: Erin Morris
APN: **43430022** TECH: Helen Maddox ENGINEER: Ryan Do
Historic: No Impervious Surface: Owner: SHWE RICHARD S AND ALMA M TRUSTEE
RDA area: No Planned Community: No
District: 6 Zone: R-M GP: HDR (25-50)
Address: 0 CROSS WY SNI area: No Historic Dist: NO
Gross acres: 0.34 Previous files: PRE05-292
southeast corner of Northern Road and Cross Way
Site Development Permit to construct 10 single-family attached residences, previously approved permit H00-025 has expired, on 0.34 gross acre site

Special Use Permit

- 15 SP05-071 Work Code: None MANAGER: Lori Moniz
APN: **49418024** TECH: Warren Winkler ENGINEER: Ryan Do
Historic: No Impervious Surface: Owner: PADILLA DANIEL
RDA area: No Planned Community: No
District: 7 Zone: R-1-8 GP: MLDR (8.0)
Address: 3895 MAUI DR SNI area: No Historic Dist: NO
Gross acres: 0.14 Previous files:
West side of Maui Drive at intersection with Oahu Drive
Special Use Permit for already permitted 2-car detached garage which does not comply with maximum offset clearance
- 16 SP05-072 Work Code: MANAGER: Rebekah Ross
APN: **26461079** TECH: Justina Chang ENGINEER: N/A
Historic: No Impervious Surface: Owner: NICOLOSI WILLIAM J JR TRUSTEE & ET AL
RDA area: No Planned Community: No
District: 6 Zone: R-1-8 GP: MLDR (8.0)
Address: 1333 GLEN EYRIE AV SNI area: No Historic Dist: NO
Gross acres: 0.18 Previous files: PRE05-456
west side of Glen Eyrie Avenue, 350 feet northerly of Willow Street
Special Use Permit to allow construction of three feet high retaining wall for a single-family house on a 0.18 gross acre site

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Tentative Map

- 17 AT05-118 Work Code: MANAGER: Rebekah Ross
APN: **42907011** TECH: Helen Maddox ENGINEER: N/A
Historic: No Impervious Surface: Owner: DEMATTEI MARK AND TAMARA
RDA area: No Planned Community: No
District: 6 Zone: R-1-8 GP: MLDR (8.0)
Address: 1170 COOLIDGE AV SNI area: No Historic Dist: NO
Gross acres: 0.35 Previous files: PRE05-138 PRE05-023 PRE04-497
east side of Coolidge Avenue, approximately 100 feet northerly of Lyle Drive
Lot Line Adjustment to subdivide one parcel into two lots for single-family residential uses on a 0.35 gross acre site
- 18 PT05-119 Work Code: MANAGER: Edward Schreiner
APN: **45531023** TECH: Roland White ENGINEER: N/A
Historic: No Impervious Surface: Owner: THE OLSON COMPANY DONALD REBER
RDA area: No Planned Community: No
District: 6 Zone: A(PD) GP: HDR (25-50)
Address: 1992 ALMADEN RD SNI area: No Historic Dist: NO
Gross acres: 2.33 Previous files: PD05-094 PDC05-012 PRE04-499
east side of Almaden Road at the intersection of Malone Road
Planned Development Tentative Map Permit to subdivide 5 parcels into 56 lots for Condominium single-family uses on a 2.33 gross acres site
- 19 PT05-122 Work Code: MANAGER: Rebekah Ross
APN: **43401032** TECH: Helen Maddox ENGINEER: N/A
Historic: No Impervious Surface: Owner: SCHATZEL GREG
RDA area: No Planned Community: No
District: 6 Zone: A(PD) GP: MLDR (8.0)
Address: 1203 DELMAS AV SNI area: No Historic Dist: NO
Gross acres: 1 Previous files: PD05-092 PDC04-099 PRE04-226
west side of Delmas Avenue, approximately 170 feet north of Dorothy Avenue
Planned Tentative Map Permit to subdivide three parcels into 10 lots for single-family detached residential uses on a 1.0 gross acre site
- 20 T05-117 Work Code: Vesting Condominium Map MANAGER: Lee Butler
APN: **26429053** TECH: Warren Winkler ENGINEER: Ryan Do
Historic: No, Yes Impervious Surface: Owner: CITY OF SAN JOSE REDEVELOPMENT AGE
RDA area: Market Gateway Planned Community: No
District: 3 Zone: DC GP: CORE
Address: 360 S MARKET ST SNI area: No Historic Dist: NO
Gross acres: 1.02 Previous files: H05-037 PRE04-536
northeast corner of Market & San Salvador Streets
Vesting Tentative Map to subdivide 1 parcel into one lot for 214 residential condominium units on a 1.02 gross acre site

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Tentative Map

- 21 T05-120 Work Code: MANAGER: Avril Baty
APN: **30505026** TECH: Helen Maddox ENGINEER: Ryan Do
Historic: No Impervious Surface: Owner: VON BORCK DEREK H AND JESSICA L
RDA area: SNI Planned Community: No
District: 1 Zone: R-M GP: HDR (25-50)
Address: 1515 EDEN AV SNI area: Winchester Historic Dist: NO
Gross acres: 0.14 Previous files: **PRE05-315**
west side of Eden Avenue, approximately 100 feet northerly of Impala Drive
Tentative Map Permit to allow airspace subdivision for an existing two-family residence on a 0.14 gross acre site
- 22 T05-121 Work Code: MANAGER: Hadasa Lev
APN: **59916116** TECH: Warren Winkler ENGINEER: N/A
Historic: No Impervious Surface: Owner: DUPREE DANIEL A AND ROLLY C
RDA area: No Planned Community: No
District: 5 Zone: R-1-8 GP: MLDR (8.0)
Address: 0 (VACANT) SNI area: No Historic Dist: NO
Gross acres: 0.256 Previous files: **PENITENCIA72C05-024 PRE03-094**
west side of Toyon Avenue approximately 370 feet north of San Pablo Avenue at intersection of Ridget
Tentative Map Permit to subdivide 1 parcel into 2 lots for residential uses on a 0.256 gross acre site

Tree Removal

- 23 TR05-176 Work Code: SF Lot - on private lot MANAGER: Dave Tymn
APN: **42922011** TECH: Ben Corrales ENGINEER:
Historic: No Impervious Surface: Owner: DEIRANIEH AKRAM R AND MARY J TRUSTE
RDA area: No Planned Community: No
District: 6 Zone: R-1-8 GP: MLDR (8.0)
Address: 898 NEVADA AV SNI area: No Historic Dist: NO
Gross acres: 0.12 Previous files:
south side of Nevada Avenue, approximately 800 feet west of Bird Avenue
Tree removal located in the back of the property
- 24 TR05-177 Work Code: Commercial Lot MANAGER: Avril Baty
APN: **40359012** TECH: Darren McBain ENGINEER:
Historic: No Impervious Surface: Owner: HARKER SCHOOL FOUNDATION
RDA area: Planned Community: N/A
District: 1 Zone: R-1-8 GP: PQP
Address: 4300 BUCKNALL RD SNI area: No Historic Dist: NO
Gross acres: 5 Previous files:
4300 Bucknall Road
Remove one dead deodor cedar tree approximately 58 inches in circumference

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Tree Removal

25 TR05-178 Work Code: SF Lot - on private lot MANAGER: Dave Tymn
APN: **26459081** TECH: Mike Brilliot ENGINEER:
Historic: No Impervious Surface: Owner: PARDULA TODD H AND MANUELA
RDA area: No Planned Community: N/A
District: 6 Zone: R-1-8 GP: MLDR (8.0)
Address: 0 CAMINO RICARDO SNI area: No Historic Dist: NO
Gross acres: 6240 Previous files:
northwest corner of Camino Ricardo and Willow Street
Tree removal permit for 3 sycamore trees 96, 87 and 16 inches in circumference respectively

Administrative

26 AP05-028 Work Code: Other MANAGER: Jeff Roche
APN: **09767004** TECH: Edward Schreiner ENGINEER: N/A
Historic: No Impervious Surface: Owner: Cadence Design Systems, Inc.
RDA area: Rincon de los Esteros Planned Community: No
District: 4 Zone: IP GP: IP
Address: 2655 SEELY AV BLDG 7 SNI area: No Historic Dist: NO
Gross acres: 4.78 Previous files:
SW Corner of Seely Avenue and Montague Expressway
Addition of backup generator and encolsure for Building 7 at 2655 Seely Avenue

Single Family development

27 SF05-044 Work Code: Non CP MANAGER: Erin Morris
APN: **27430060** TECH: Edward Schreiner ENGINEER: N/A
Historic: No Impervious Surface: Owner: NUNES ORLANDO J AND ANA M
RDA area: No Planned Community: No
District: 6 Zone: R-1-8 GP: MLDR (8.0)
Address: 2200 TULIP RD SNI area: No Historic Dist: NO
Gross acres: 0.15 Previous files:
East side of Tulip, approximately 400 feet south of Newhall
Single Family House permit proposing demolition of existing 1,092 square foot house and construction of a new 3,764 square foot two-story residence with an an FAR of 0.59.

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Single Family development

- 28 SF05-045 Work Code: Other MANAGER: Edward Schreiner
APN: **26444061** TECH: Juan Borrelli ENGINEER:
Historic: Yes Impervious Surface: Owner: DUNAJSKI GEORGE J JR AND TERESA M
RDA area: No Planned Community: No
District: 6 Zone: R-1-8 GP: MLDR (8.0)
Address: 848 CLINTONIA AV SNI area: No Historic Dist: YES
Gross acres: 0.11 Previous files:
848 Clintonia Ave.
Proposed new roof framing (pitched) over existing flat-roofed foyer and replace existing composition shingles with like material on entire residence, exterior modifications including all new windows and some new doors for a historic resource on 0.11 gross acres.
- 29 SF05-046 Work Code: Other MANAGER: Lee Butler
APN: **25919052** TECH: Caleb Gretton ENGINEER:
Historic: Yes Impervious Surface: Owner: TUFTS ALLEN P AND DEBRA R
RDA area: No Planned Community: No
District: 3 Zone: R-1-8 GP: MLDR (8.0)
Address: 150 AYER AV SNI area: No Historic Dist: NO
Gross acres: 0.15 Previous files:
150 Ayer Avenue
81 SQUARE FOOT ADDITION TO THE SIDE OF AN EXISTING SFD ON THE HISTORIC INVENTORY LOCATED IN THE R-1-8 ZONING DISTRICT.
- 30 SF05-047 Work Code: Non CP MANAGER: Edward Schreiner
APN: **43920034** TECH: Avril Baty ENGINEER:
Historic: No Impervious Surface: Owner: FERNANDES ANTONIO M AND KATHLEEN I
RDA area: No Planned Community: No
District: 6 Zone: R-1-8 GP: MLDR (8.0)
Address: 1724 GLEN UNA AV SNI area: No Historic Dist: NO
Gross acres: .10 Previous files:
1724 Glen Una Avenue
SECOND STORY EXPANSION FOR TWO BEDROOMS AND TWO BATHROOMS, TOWARDS REAR OF HOUSE
- 31 SF05-048 Work Code: Non CP MANAGER: Erin Morris
APN: **26116020** TECH: Edward Schreiner ENGINEER:
Historic: No Impervious Surface: Owner: GRANADER NEIL AND LOUISE
RDA area: No Planned Community: No
District: 6 Zone: R-1-8 GP: MLDR (8.0)
Address: 1304 RANDOL AV SNI area: No Historic Dist: NO
Gross acres: 0.14 Previous files:
SW Corner of Randol Ave and Chapman St
Single family house permit for a 389 square foot one story addition to an existing home resulting in a 0.51 FAR on a 6,125 square foot site

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Single Family development

- 32 SF05-049 Work Code: Non CP MANAGER: Lee Butler
APN: **26432004** TECH: Edward Schreiner ENGINEER:
Historic: Yes Impervious Surface: Owner: VARGAS SEFERINA ET AL
RDA area: Planned Community: No
District: 3 Zone: R-M GP: MLDR (8.0)
Address: 67 W REED ST SNI area: Market/Almaden Historic Dist: NO
Gross acres: 0.13 Previous files:
67 West Reed Street
Single family house permit for new windows, furnace, AC, electrical service on 1518 square foot home on 0.13 acre property (historic)

General Plan Amendments

- 33 GP05-03-08 Work Code: Non CP MANAGER: Jenny Nusbaum
APN: **25928003** TECH: Derek Ng ENGINEER: N/A
Historic: Yes Impervious Surface: Owner: Moraga Rheem LLC Daniel Hudson
RDA area: Julian Stockton Planned Community: No
District: 3 Zone: HI GP: CIC
Address: 106 STOCKTON AV SNI area: No Historic Dist: NO
Gross acres: 1.71 Previous files:
north side of Stockton Avenue, approx. 300 feet from corner between Stockton Avenue and West Santa C
GENERAL PLAN AMENDMENT request to change the Land Use/Transportation Diagram
designation from Combined Industrial on 1 acre and General Commercial on 0.71 acre to Downtown
Core Area on a 1.71-acre site (Moraga/Rheem LLC, Owner/Moraga/Rheem LLC, Applicant)
- 34 GP05-08-02 Work Code: Non CP MANAGER: Jenny Nusbaum
APN: **49104046** TECH: Derek Ng ENGINEER: N/A
Historic: No Impervious Surface: Owner: GENERAL GROWTH PROPERTIES
RDA area: No Planned Community: No
District: 8 Zone: A GP: RC
Address: 0 LAND ONLY SNI area: No Historic Dist: NO
Gross acres: 1.1 Previous files: **C05-125**
Southern corner of Capitol Expressway and Tully Road
GENERAL PLAN AMENDMENT request to change the Land Use/Transportation Diagram
designation from Industrial Park on 1.2 acre-site and Regional Commercial on 1.2 acre-site to Regional
Commercial on a 2.4-acre site. (General Growth Properties, LLC, Owner/Rayjer Properties, Applicant)